

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

8/1/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-July 2, 2012 Meeting Minutes

Old Business:

Case No. BZA-12-0022 – Outdoor seating – 4737 Dixie Hwy.:

A variance request submitted by Rick Sizemore, for Cobblestone Tavern, for the property located at 4737 Dixie Hwy., lot no. 824 in the C-3 zoning district.

Section 1165.04 (a) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to offer outdoor seating at this establishment.

New Business:

Case No. BZA-12-0029 – Outdoor Seating – 690 A Nilles Rd.:

A variance request submitted by Kevin Ketring, for Hot Head Burrito, for the property located at 690 A Nilles Rd., lot no. 1303 in the D-1 zoning district.

Section 1157.04 (a) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to offer outdoor seating at this establishment.

Case No. BZA-12-0030 – Gravel Parking – 6631 Stockton Rd.:

A variance request submitted by Richard Dooley, for the property located at 6631 Stockton Rd., lot no. 2939 in the M-2 zoning district.

Section 1185.03 (c) of the zoning code states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant is requesting a variance to offer boat and RV storage on an existing gravel lot.

Case No. BZA-12-0031 – Shed less than 6 feet from property line – 1009 Wesleyan Dr.:

A variance request submitted by Tony & Cheryl Hughes, for the property located at 1009 Wesleyan Dr., lot no. 3462 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any A or R District or are used for residential purposes.” The applicant has constructed a 10 x 12 shed, which is 3’ 8” from the property line. A variance of 2’ 4” is required.

Case No. BZA-12-0032 – Reduce amount of required parking spaces – 435 Patterson Blvd.:

A variance request submitted by Hurley & Stewart LLC, for Dollar General, for the property located at 435 Patterson Blvd., in the D-1 zoning district.

Section 1183.03 (a) of the zoning code requires 1 parking space per 200 square feet of public service space. There will be 7400 sq ft of such space in a proposed new retail store at this property. 37 spaces are required; the applicant is asking to reduce the amount to 30 spaces.

Case No. BZA-12-0033 – Posts and supporting rails on outside of fence – 834 Hicks Blvd.:

A variance request submitted by David Anglin, for the property located at 834 Hicks Blvd., lot no. 1135 in the R-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states “Any fence which has fifty percent (50%) or more opacity shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails.” The applicant has constructed a privacy fence with the posts and supporting rails on the outside of the fence.

Case No. BZA-12-0034 – Accessory Building over 500 sq ft – 1839 Gloucester Dr.:

A variance request submitted by Melvin Noes, for the property located at 1839 Gloucester Dr., lot no. 4195 in the R-0 zoning district.

Section 1143.06 (a) of the zoning code states “...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant would like to construct a 700 sq ft detached garage. A variance of 200 sq ft is required.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File